



# FRESNO ASSOCIATION OF REALTORS®

## Comp-Only Status FAQ

- **What is a Comp-Only Sale?**
  - A comp only sale includes but is not limited to the following situations:
    - A transaction secured by an RLA that has been excluded from the MLS
    - Single Party Compensation Agreement transaction that can be entered after the close of escrow
    - A Fresno MLS Subscriber who represented the buyer in the transaction.
  - If your situation is more unique than these examples provided, please call MLS Staff for guidance
- **Am I required to send MLS documentation prior to entering my Comp-Only listing?**
  - Written permission from the seller to authorize listing or selling(buyer) agent to input sales data into the MLS after the close of escrow.
- **Can I enter any sale into a Comp-Only status?**
  - Yes, any property can be entered into the MLS as a Comp-Only sale.
- **My excluded listing has sold, when do I enter it into the MLS?**
  - You have 14 calendar days from the close of Escrow date to enter listing information into the MLS
- **I represented the Buyer and there was no Seller representation, what do I enter for the Listing agent ID and Office ID?**
  - When there is no Seller's agent involved in the transaction you will enter "99999" for the Listing agent ID and "99999" for the Listing office ID
- **Will this syndicate to 3rd party sites?**
  - No, this status is only available within the Fresno MLS database
- **Do I still have to enter turn by turn directions for this off market property?**
  - Yes, the "Directions to Property" field is still required to have turn by turn directions
- **Am I still required to enter a photo?**
  - Yes, at least 1 exterior photo must be uploaded within 3 business days of the entry date
- **Is there an input sheet for a Comp-Only listing?**
  - Yes, you can find it on our website under **Forms**